



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

Greenville Convention Center, 1 Exposition Drive

Monday, February 28, 2022 - 5:30 p.m.

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1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember John DeWorken

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

The following members of City Council were in attendance: Mayor Knox White, John DeWorken, Lillian Flemming, Ken Gibson, Wil Brasington, Russell Stall, and Dorothy Dowe

5. **APPROVAL OF THE MINUTES**

City Clerk Camilla Pitman acknowledged a scrivener's error and advised that the discussion language under Item 15c should be relocated under Item 15d. There was no opposition to the amendment.

February 14, 2022; Approved, as amended.

6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**

None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

**Chris Daniel, 213 N. Leach Street**, spoke in opposition to Item 14a stating he represents 27 households and 33 individuals who oppose the rezoning and they request the second reading be postponed until further discussions between the developer, City, and SCDOT. Mr. Daniel stated that road access and vehicular traffic in the neighborhood will be unsafe if they continue with the rezoning.

**Dena Daniel, 213 N. Leach Street**, spoke in opposition to Item 14a stating the trip distribution found in the traffic study is incorrect and the level of service in the area already has a failing grade. Mrs. Daniel stated she would not be opposed to the re-zoning if direct access from the project to Academy Street can be achieved or if the failing traffic light at North Leach Street and Academy Street can be resolved.

**Gary Burgess, 209 N. Leach Street**, spoke in opposition to Item 14a and stated he supports the development of the property, but not the re-zoning unless the traffic issues are addressed. Mr. Burgess shared his concerns involving anticipated vehicular trips, and provided suggestions of local residents from a meeting with the developer.

**Bernard Steadman, 335 Bethel Way, Simpsonville**, as owner of an easement at 211 Gower Street, spoke regarding Item 14a sharing his support for the development, but not the traffic flow from the development. Mr. Steadman informed Council of a driveway located between his property and 205 Gower Street and of an easement he has in that area.

**Bryan Brown, President and CEO of the Greenville Housing Fund**, spoke in support Item 14a stating the development will provide improvements in the area. Mr. Brown stated Greenville Housing Authority is excited to have the opportunity to bring affordable housing units to the area. Mr. Brown thanked Council for their commitment to affordable housing and including it as one of Council's priorities.

**8. PRESENTATION**

- a. Upstate Greenways and Trails Alliance  
(Presented by Nathan Galbreath)

Nathan Galbreath introduced the newly formed Upstate Greenways and Trails Alliance (UGATA) and provided a presentation about UGATA's mission and benefits to the community, health, transit, and economy. Mr. Galbreath advised that UGATA advocates for important projects and works to form partnerships, advocate for projects, and build the trails and greenways.

**9. PUBLIC HEARING**

- a. Proposed Abandonment of a portion of Winterberry Court (AB-3-2021)

Interim City Engineer Paul Dow presented a request from Greenville Technical College to abandon a portion of Winterberry Court for the purpose of establishing additional parking on campus. No one spoke in support of or opposition to the proposed abandonment.

**10. APPOINTMENTS – Boards and Commissions**

- a. Youth Commission

Councilmember Brasington recommended the appointment of Jack Burns, Julia Pascoe, Stella Conn of Greenville High School and Braden Cooper of J.L. Man High School each to the Youth Commission. There being no further nominations, Mr. Burns, Miss Pascoe, Miss Conn, and Mr. Cooper were appointed by unanimous consent.

**CONSENT AGENDA**

*There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.*

Councilmember Brasington moved, seconded by Councilmember Dowe, to approve second and final reading of agenda items 11a, 11b, and 11c of the Consent Agenda. The motion carried unanimously.

**11. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)**

- a. Ordinance to appropriate \$46,750 in the Miscellaneous Grants Fund for a subaward from Furman University

*(Presented by Office of Management and Budget Director Matt Efird)*  
(Roll Call)

- b. Ordinance to approve an Agreement between the City of Greenville and Chad R. Stepp for the purchase of property at 5 Wilshire Drive and to appropriate \$68,500 for the purchase of said property  
*(Presented by Interim City Engineer Paul Dow)*  
(Roll Call)

- c. Ordinance to authorize the City Manager to enter into a Real Estate Contract with Welborn Parcel Investments, LLC for the acquisition of land in the Unity Park area  
*(Presented by Assistant City Manager Shannon Lavrin)*  
(Roll Call)

**12. NEW BUSINESS – (Ordinance – First Reading)**

None

**13. NEW BUSINESS – (Resolutions – First and Final Reading)**

None

<b>REGULAR AGENDA</b>
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**14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)**

- a. Ordinance to rezone approximately 2.36 acres of real property located at Douthit Circle and North Leach Street from RM-1, Single Family and Multifamily Residential District, to RM-2, Single-Family and Multifamily Residential District (Tax Map Numbers 0075000301000, 0075000301100, 0075000300900, 0075000300203, 0075000300300, 0075000300202, 0075000300800, 0075000301101, and 0075000300206) (Z-30-2021)  
*(Presented by Assistant City Manager Shannon Lavrin)*

Councilmember Dowe moved, seconded by Councilmember Brasington, to approve second and final reading.

Councilmember Dowe asked if staff and The Parker Group were aware of Mr. Steadman's property. Councilmember Dowe expressed her support for the project, recognized an opportunity for rent to own, and stated she is committed to continuing to work with everyone on the traffic issues.

Councilmember Flemming shared her experience of previously living on Douthit Street and stated the tiny streets and the ingress and egress should be protected. Councilmember Flemming referred to drainage problems in the area and stated while she supports the project, she supports additional work with the traffic issues.

After discussions, the motion carried unanimously.

- b. Ordinance to annex approximately 2.91 acres of real property and 0.52 acre of adjacent right-of-way located at 3410 Augusta Road, and to provide the zoning designation of C-2, Local commercial district (Tax Map Numbers 0365000202300 and 0365000202400) (AX-7-2021)  
*(Presented by Assistant City Manager Shannon Lavrin)*

Councilmember Stall moved, seconded by Councilmember Dowe, to approve second and final reading. The motion carried unanimously.

- c. A Ninth Supplemental Ordinance providing for the issuance and sale of a not exceeding \$7,700,000 City of Greenville, South Carolina, Sewer System Revenue Bond, Series 2022 in one or more series; and other matters relating thereto  
*(Presented by Office of Management and Budget Director Matt Efird)*

Councilmember Flemming moved, seconded by Councilmember Gibson, to approve second and final reading. The motion carried 6-0, with Mayor White abstaining. *(See attached Statement.)*

#### **15. NEW BUSINESS – (Ordinances – First Reading)**

- a. Ordinance to annex approximately 0.842 acre of real property and 0.424 acre of adjacent right-of-way located at 2901 E. North Street, and to provide the zoning designation of R-9, Single-family residential district (Tax Map Number 0277000200701) (AX-1-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*

Councilmember Stall moved, seconded by Councilmember Dowe, to approve first reading. The motion carried unanimously.

- b. Ordinance to annex approximately 31.983 acres of real property and 3.211 acres of adjacent right-of-way located at Conestee Road and Conestee Lake Road, and to provide the zoning designation of RM-1, Single-family and Multifamily residential district (Tax Map Number M013020100100) (AX-2-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*

Councilmember Stall moved, seconded by Councilmember Flemming, to approve first reading. The motion carried unanimously.

- c. Ordinance to abandon a portion of Winterberry Court (AB-3-2021)  
*(Presented by Interim City Engineer Paul Dow)*

Councilmember Dowe moved, seconded by Councilmember Brasington, to approve first reading.

Councilmember Dowe asked about abutting businesses having access to the parking area. Jackie DiMaggio, Vice President of Finance for Greenville Technical College, responded that the abutting veterinarian's office will be able to use the area for parking.

After discussion, the motion carried unanimously.

**16. NEW BUSINESS – (Resolution – First and Final Reading)**

- a. Resolution to approve a sanitary sewer easement and trail access easement from the South Carolina Governor's School for the Arts and Humanities and the State of South Carolina for the purposes of conveying sanitary sewer and extending a public recreational trail network from the County Square planned development site (A portion of Tax Map Number 0069000300208)  
*(Presented by Interim City Engineer Paul Dow)*

Councilmember Gibson moved, seconded by Councilmember Flemming, to approve first and final reading.

Interim City Engineer Paul Dow provided the location of the easements being recommended. Greenville County Assistant Administrator Shannon Herman thanked the City for its work on the project and stated the County is willing to make this area safe and attractive for everyone.

Councilmember Dowe requested that other stakeholders be involved in the discussions. Councilmember Stall requested if there is no alternative route, to replace trees one to one, not the tax in lieu option, and to replace trees comparable with the trees being cut down. Councilmember Brasington thanked everyone for their collaboration but referred to being caught off guard regarding removal of the trees. Councilmember Brasington asked about the timeline for tree removal. Danielle Handy with Rocapoint Partners responded the work is anticipated to begin in early 2023.

After discussion, the motion carried unanimously.

- b. Resolution to amend Table 5.60 of the Neighborhood Infrastructure Bond (NIB) Project List  
*(Presented by Office of Management and Budget Director Matt Efird)*

With no objection from Council, the item was postponed .

- c. Resolution to support of the City's application for Federal Land and Water Conservation Fund (LWCF) Grant for Gower Park Renovations  
*(Presented by Director of Parks, Recreation and Tourism Angie Prosser)*

Councilmember DeWorken moved, seconded by Councilmember Flemming, to approve first and final reading. The motion carried unanimously.

- d. Resolution to consent to the First Amendment of the Fee in Lieu of tax and special source credit agreement between Greenville County and United Community Bank  
*(Presented by Economic and Community Development Director Merle Johnson)*

Councilmember Gibson moved, seconded by Councilmember Dowe, to approve first and final reading. The motion carried unanimously.

- e. Resolution of the Greenville City Council to adopt Fiscal Year 2023 Priorities  
*(Presented by City Manager John McDonough)*

Councilmember Gibson moved, seconded by Councilmember Dowe, to approve first and final reading. The motion carried unanimously.

**17. STAFF REPORTS**

City Manager John McDonough provided information on the following items:

- a. Unity Park. Work will continue into March with great progress on the playgrounds.
- b. TD Market. 110 New and returning vendors have submitted applications for the TD Saturday market.
- c. Global gateway. City participated in the Greenville Gateway charette on February 22.
- d. Village of West Greenville. Streetway project completed which included sidewalks, lighting, and landscape between Mason Street and Burnett Street along Pendleton Street.
- e. Unity Park Undergrounding Phase II Encroachment Permit. Permit has been submitted and the boring should begin the first week of March.
- f. Swamp Rabbit Trail Bridges. Second span was placed on the Haywood Road Bridge, and the Bridge should be done by the end of the year.
- g. Traffic Calming. Operations crews have installed five speed humps on Rockwood Drive, Frontus Street, Stall Street, and Myers Drive.
- h. High visibility crosswalk. Crosswalk was installed at the intersection of McBee Avenue and McDaniel Avenue.
- i. Bohemian Hotel. Fall Street streetscape work is under construction and the road closure was extended through today.

**18. ADJOURN.** There being no further business, the meeting adjourned at 6:23 p.m.

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KNOX H. WHITE, MAYOR

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CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK

